Chapter 1407. Office Districts.

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§ 1407-01. Purposes.

The general purposes of the office districts are to:

- (a) Provide appropriately located areas for office development, consistent with applicable plans.
- (b) Ensure compatibility between office development and adjacent uses.
- (c) Identify appropriate standards for reviewing proposals for new or expanded office development.
- (d) Ensure the provision of services and facilities needed to accommodate planned employment densities.
- (e) Provide a transition between residential and commercial uses.
- (f) Allow limited residential uses.

§ 1407-03. Specific Purposes of the Office Subdistricts.

The specific purposes of the office subdistricts are:

- (a) **OL Office Limited.** To provide sites for offices, research and development facilities and limited commercial uses in a low intensity manner. Mixed-use developments with residential uses are also allowed.
- (b) OG Office General. To provide sites for offices and research and development facilities in a large-scale or campus-like environment. Offices, small-scale government offices and facilities, banks and other financial institutions and supporting non-office uses—business services and personal services—are allowed. Mixed-use developments with residential uses are also allowed.

§ 1407-05. Land Use Regulations.

Schedule 1407-05 below prescribes the land use regulations for O Office Districts. The regulations for each subdistrict are established by letter designations as follows:

- (a) "P" designates permitted uses. These uses may be subject to additional regulations, as indicated.
- (b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1407-05.
- (c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.
- (d) "NA" designates uses that are not allowed.

Use classifications are defined in Chapter 1401, Definitions. Use classifications not listed in Schedule 1407-05 below are prohibited.

Schedule 1407-05: Use Regulations - Office Districts

Use Classifications	OL	OG	Additional Regulations
Residential Uses			-
Bed and breakfast home	Р	Р	See § 1419-09
Child day care home	L8	L8	
Group residential	Р	Р	
Convents and monasteries	Р	Р	
Fraternities and sororities	Р	Р	
Patient family homes	Р	Р	
Rooming house		L7	
Shared housing for elderly	Р	Р	
Permanent residential			
Single-family dwelling	Р	L1	
Attached single-family dwelling	Р	L1	
Rowhouse, single-family dwelling	Р		
Two-family dwelling	Р	L1	
Multi-family dwelling	Р	L1	
Transitional housing			
Programs 1-4	Р	Р	
Program 5	С	Р	
Program 6		С	
Public and Semipublic Uses			
Clubs or lodges	L2	Р	
Colleges, public or private		С	
Cultural institutions	Р	Р	
Day care center	Р	Р	
Government facilities and offices			
Offices	Р	Р	
Hospitals		С	
Parks and recreation facilities	Р	Р	
Public safety facilities	Р	Р	
Religious assembly	Р	Р	
Schools, public or private	Р	Р	

Commercial Uses P See § 1419-05 Animal services P P See § 1419-13 Bed and breakfast inns C C See § 1419-09 Business services P P C Commercial meeting facility L2 P P Commercial meeting facility L2 P P Eating and drinking establishments Restaurants, Ill service L4,5 See § 1419-21 Restaurants, limited L4,5 See § 1419-21 Food markets L4,5 L4,5 See § 1419-21	Use Classifications	OL	OG	Additional Regulations
Banks and financial institutions P P See § 1419-13 Bed and breakfast inns C C See § 1419-09 Business services P P P Commercial meeting facility L2 P P Eating and drinking establishments Restaurants, full service L4,5 See § 1419-21 Restaurants, limited L4,5 See § 1419-21 Restaurants, limited L4,5 See § 1419-21 Food markets L4,5 L4,5 See § 1419-21 Food markets P P P Fucturely and commercial lodging P P Laboratories, commercial C P P Medical services and clinics P P P Offices P P P Parking facilities C C C Personal instructional services L3,4 L4 L4 Personal services C C C Communications facilities<	Commercial Uses			
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Eating and drinking establishments L4,5 See § 1419-21 Restaurants, full service L4,5 See § 1419-21 Restaurants, limited L4,5 See § 1419-21 Food markets L4,5 L4,5 See § 1419-21 Funeral and interment services P P Hotels and commercial lodging P Laboratories, commercial C P Medical services and clinics P P Offices P P Parking facilities C C Personal instructional services L3,4 L4 Personal instructional services L3,4 L4 Personal instructions facilities C Communications facilities C Public utility distribution system C C Transportation facilities C Heliports C Railroad right-of-way P P Wireless communication tower C C <td< td=""><td>Business services</td><td>-</td><td></td><td></td></td<>	Business services	-		
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Food markets	Restaurants, full service		L4,5	See § 1419-21
Funeral and interment services Hotels and commercial lodging Laboratories, commercial C P Medical services and clinics Offices P P P P P P P P P P P P P P P P P P P	Restaurants, limited		L4,5	See § 1419-21
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Personal services Transportation, Communications and Utilities Uses Communications facilities Public utility distribution system C C Public utility distribution system C C Transportation facilities Heliports Heliports Heliports C C Railroad right-of-way P Wireless communication antenna L6 L6 L6 See § 1419-33 Wireless communication tower C C See § 1419-33 Accessory Uses Any accessory use not lised below Home occupations P P P See § 1419-17 Rooming unit L10 Refuse storage areas P P See § 1421-35 Drive box L11 Fences and walls P P See § 1421-33 Exterior lighting P P See § 1421-39 Small-scale specialized incinerator	Parking facilities	С	С	See Chapter 1425
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Railroad right-of-way Wireless communication antenna Wireless communication tower C C See § 1419-33 Accessory Uses See Chapter 1421 Any accessory use not lised below Home occupations P P P See § 1419-17 Rooming unit L10 L10 Refuse storage areas P P P See § 1421-35 Drive box L11 L11 Fences and walls Exterior lighting P P See § 1421-39 Small-scale specialized incinerator L12	Transportation facilities			
Wireless communication antenna L6 L6 See § 1419-33 Wireless communication tower C C See § 1419-33 Accessory Uses See Chapter 1421 Any accessory use not lised below L9 L9 Home occupations P P See § 1419-17 Rooming unit L10 L10 Refuse storage areas P P See § 1421-35 Drive box L11 L11 L11 Fences and walls P P See § 1421-33 Exterior lighting P P See § 1421-39 Small-scale specialized incinerator L12				
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Accessory Uses See Chapter 1421 Any accessory use not lised below L9 Home occupations P P See § 1419-17 Rooming unit L10 L10 Refuse storage areas P P See § 1421-35 Drive box L11 L11 Fences and walls P P See § 1421-33 Exterior lighting P P See § 1421-39 Small-scale specialized incinerator L12	Wireless communication antenna	L6	L6	See § 1419-33
Any accessory use not lised below L9 L9 Home occupations P P See § 1419-17 Rooming unit L10 L10 Refuse storage areas P P See § 1421-35 Drive box L11 L11 Fences and walls P P See § 1421-33 Exterior lighting P P See § 1421-39 Small-scale specialized incinerator L12	Wireless communication tower	С	С	See § 1419-33
Home occupations P P See § 1419-17 Rooming unit L10 L10 Refuse storage areas P P See § 1421-35 Drive box L11 L11 Fences and walls P P See § 1421-33 Exterior lighting P P See § 1421-39 Small-scale specialized incinerator L12	Accessory Uses			See Chapter 1421
Rooming unit L10 L10 Refuse storage areas P P See § 1421-35 Drive box L11 L11 Fences and walls P P See § 1421-33 Exterior lighting P P See § 1421-39 Small-scale specialized incinerator L12				
Refuse storage areas P P See § 1421-35 Drive box L11 L11 Fences and walls P P See § 1421-33 Exterior lighting P P See § 1421-39 Small-scale specialized incinerator L12	Home occupations			See § 1419-17
Drive box L11 L11 Fences and walls P P See § 1421-33 Exterior lighting P P See § 1421-39 Small-scale specialized incinerator L12				
Fences and walls P P See § 1421-33 Exterior lighting P P See § 1421-39 Small-scale specialized incinerator L12	Refuse storage areas	Р	Р	See § 1421-35
Exterior lighting P P See § 1421-39 Small-scale specialized incinerator L12	Drive box	L11	L11	
Small-scale specialized incinerator L12	Fences and walls			See § 1421-33
	Exterior lighting	Р		See § 1421-39
Nonconforming Uses See Chapter 1447	Small-scale specialized incinerator		L12	
	Nonconforming Uses			See Chapter 1447

Specific Limitations

- L1 For new construction, permitted only above the ground floor in mixed-use building on arterial streets. Pre-existing permanent residential uses are permitted.
- L2 Not to exceed 3,000 square feet in floor area.

- L3 Permitted only on arterial streets.
- L4 Permitted on the ground floor occupying less than 2,500 sq. ft.; more space requires a conditional use approval.
- L5 Drive-through facilities are not permitted.
- L6 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public and semi-public, commercial or public utility building or

structure.

- L7 Only rooming houses licensed pursuant to Chapter 855. Rooming Houses of the Municipal Code; no more than five rooming units for every building, and a separate entrance for access to rooming units must be provided. The minimum rental is seven days. See § 1421-43.
- L8 Fencing, a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.
- L9 Accessory uses determined by the Director of Buildings and Inspections to be customarily incidential to a use of the district are permitted. All others require conditional use approval.
- L10 The maximum number of rooming units is two.
- L11 Accessory to a public or semi-public use, provided the drive box is at least 100 feet from any property used for residential purposes.
- L12 Accessory to hospitals, medical services, clinics commercial laboratories and research and development uses, provided the incinerator is located on a roof or at least 100 feet from any property used for residential purposes.

§ 1407-07. Development Regulations.

Schedule 1407-07 prescribes the development regulations for O Office Districts, including minimum lot area, maximum floor area ratio (FAR), maximum building height, minimum yards, driveways and parking and other standards that apply. Letter designations in the additional regulations column refer to regulations that follow Schedule 1407-07.

Schedule 1407-07: Development Regulations - Office Districts

Regulations	OL	OG	Additional Regulations
Building Scale - Intensity of Use		_	
Minimum lot area for every dwelling unit	1200	700	
Maximum floor area ratio	0.6	1.75	
Building Form and Location			
Maximum building height	45	100	See § 1407-09
Minimum yard (ft.)			
Front	20	20	See § 1407-11
Side (minimum/total)	5/10	5/20	See § 1407-13
Side rowhouse (minimum/total)			
Exterior lot	0/5		
Interior lot	0/0		
Rear	20	20	See § 1407-15
Vehicle Accommodation - Driveways and Parking			
Driveway restrictions	Yes	Yes	See § 1407-17
Location of parking	Yes	Yes	See § 1425-17
Parking lot landscaping	Yes	Yes	See § 1425-31
Truck docks; loading and service areas	Yes	Yes	See § 1407-19
Other Regulations			
Buffering along district boundaries	Yes	Yes	See § 1423-13
Accessory uses and structures	See Cha	apter 1421	·
General site standards See Chapter 142		apter 1421	

Regulations	OL OG Additional Regulations		
Landscaping and buffer yards	See Chapter 1423		
Nonconforming uses and structures	See Chapter 1447		
Off-street parking and loading	See Chapter 1425		
Signs	See Chapter 1427		
Additional development regulations	See Chapter 1419		

§ 1407-09. Maximum Building Height.

The maximum allowable height at the required rear and interior side yard setback abutting a residential district is prescribed in Schedule 1407-09 below.

Schedule 1407-09: Maximum Building Height Abutting Residential Districts

	SF	RM
Maximum building height (ft.) at required setback	35	45
Additional height (ft.) for each foot of additional setbackfrom the	+1	+1
abutting residential district		

§ 1407-11. Front Yards.

An additional two feet of front yard setback is required for each ten feet of building height above 25 feet. Refer to Figure 1407-11.

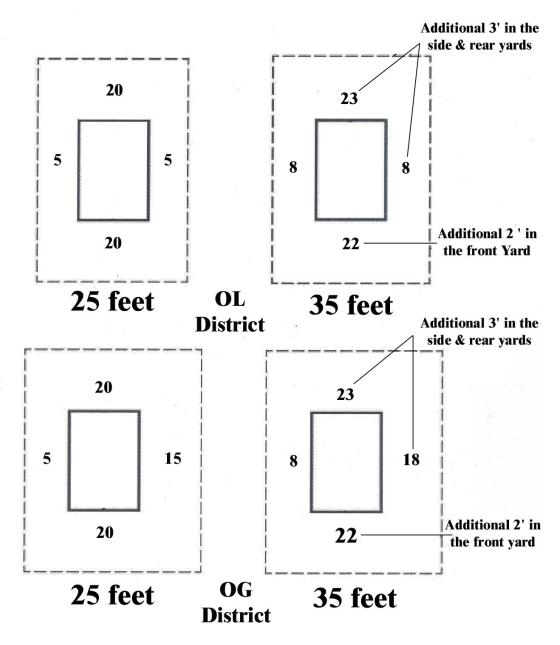


FIGURE 1407-11 Required Yards for Buildings 25 Feet vs 35 Feet in Height

§ 1407-13. Side Yards.

An additional three feet of side yard setback is required on each side for each ten feet of building height above 25 feet. Refer to Figure 1407-11. In the OG District a minimum setback of 20 feet is required if abutting a residential district boundary. Refer to Figure 1407-13.

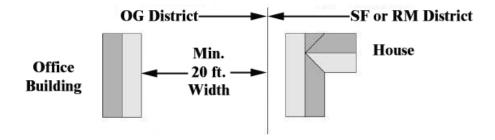


FIGURE 1407-13 Required Side Yard Abutting a Residential District

§ 1407-15. Rear Yards.

An additional three feet of rear yard setback is required for each ten feet of building height above 25 feet. Refer to Figure 1407-11.

§ 1407-17. Driveway Restrictions.

Site access must be from a side street or alley wherever practical, but not from a residential street where alternate access is available, as determined by the City Engineer.

§ 1407-19. Truck Docks; Loading and Service Areas.

Truck docks, loading and service areas are not permitted within 50 feet of residential district boundaries. These facilities must be located at the side of buildings or in the rear of the site and screened so as not to be visible from public streets. Where a building abuts a residential district, the preferred location of these facilities is the side away from the district boundary.